HOME INSPECTION REPORT

Property address	City	ZIP code	Inspection date	Report date
3127 Woodley Road	Montgomery	36111	09/10/2026	09/11/2026

Client(s)	Inspection company	Phone
Jamal and Erica Whitlow	Capital City Home Inspections, LLC	(334) 555-0172

Home inspector, name as registered	Registration (license) no.	Inspector signature
Lauren Whitfield	HI-4318	*Lauren Whitfield*

Address as registered
2101 Eastern Boulevard, Suite 211, Montgomery, AL 36117

Building	Weather	Temperature	Occupancy	People present
1-story brick ranch, 1967, crawlspace	Clear, dry	86°F	Occupied, furnished	Buyers, buyers' agent

This home inspection followed the Alabama Standards of Practice for Home Inspectors, Ala. Admin. Code r. 355-18-1-.01. Sections 1 through 10 follow subsections (3) through (12) of that rule, in order.

Condition terms

Code	Term	Meaning
S	Satisfactory	Inspected. Nothing significantly deficient or near the end of its service life was seen.
M	Maintenance	Inspected. A minor condition to repair, maintain, or watch. Listed in the system's findings.
SD	Significantly deficient	"Unsafe or not functioning" (r. 355-18-1-.01(1)(u)). Listed in the findings and on this page.
EL	Near end of service life	In the inspector's opinion, near the end of its service life (r. 355-18-1-.01(2)(b)2). Listed in the findings and on this page.
NI	Not inspected	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	Not present	Not found at this property.

Summary of findings

Every item marked SD or EL, with its number in the report. Each finding gives a reason when it isn't self-evident and a recommendation to correct or monitor (r. 355-18-1-.01(2)(b)2).

No.	Term	System	Component and reason	Correct or monitor
2.1	SD	Exterior	Rear deck stair handrail loose	Correct: resecure before use
5.1	SD	Electrical	Solid conductor aluminum branch wiring; warm den outlets	Correct: licensed electrician
5.2	SD	Electrical	No smoke detectors in the hall or bedrooms	Correct: install before move-in
5.3	SD	Electrical	No GFCI protection at kitchen, baths, outside	Correct: add GFCI protection
8.1	SD	Interior	Bedroom 3 windows painted shut	Correct: free the sashes
3.1	EL	Roof	3-tab shingles, about 18 years old	Monitor; budget 1 to 3 years
4.1	EL	Plumbing	1967 cast iron main drain, damp hub joint	Correct: plumber to scope and repair
4.2	EL	Plumbing	2011 gas water heater, rust at the base	Monitor; plan to replace
6.1	EL	Heating	2009 gas furnace	Monitor; service each fall
7.1	EL	Air conditioning	2009 condenser	Monitor; service each spring

1 Structural system r. 355-18-1-.01(3)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Foundation	Brick perimeter wall and brick piers on concrete footings	X					
Under-floor crawl space, method	Entered at the rear access door and crawled; about 24 in. high	X					
Floor structure	2x8 joists, 16 in. on center, on doubled 2x10 girders		X				
Wall structure	Wood frame with brick veneer	X					
Ceiling structure	2x6 ceiling joists, seen from the hall hatch	X					
Roof structure	2x6 rafters and plank decking, seen from the hatch	X					
Attic, method used to inspect	Viewed from the hall ceiling hatch only					X	
Probing where deterioration seen	Probed the front sill and the joists under the hall bath		X				
Not inspected, and why	Attic not entered: no floored path, and 10 to 12 in. of blown-in insulation hides the ceiling joists, so walking it risks stepping through the ceiling.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
1.1	M	Front sill plate, left of the porch	Old damage at the sill's surface; it probed solid below. Wood destroying organisms are outside this inspection.	Monitor. See the termite letter from a licensed pest control company.
1.2	M	Crawlspace under the hall bath	Damp soil and a musty odor where the vapor retarder is torn back.	Correct: replace with a full 6 mil vapor retarder. See 9.1.
1.3				

2 Exterior r. 355-18-1-.01(4)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Exterior wall covering	Brick veneer; painted wood at the gables	X					
Flashing and trim	Painted wood trim		X				
Exterior doors	Steel front door, wood rear door	X					
Decks, stoops, steps, porches	Concrete front stoop; wood rear deck with stairs			X			
Eaves, soffits, and fascias	Painted wood; rot at the rear left corner		X				
Vegetation, grading, drainage	Flat lot; rear downspout empties at the wall		X				
Walkways, patios, driveways	Concrete driveway and front walk	X					
Not inspected, and why	None.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
2.1	SD	Rear deck stair handrail	The bottom post is loose and the rail moves about 2 in. A loose rail is unsafe on stairs.	Correct: resecure the post and rail before the stairs are used.
2.2	M	Fascia, rear left corner	About 3 ft of soft wood under peeling paint.	Correct: replace the rotted board and paint.
2.3	M	Rear downspout	Empties against the foundation wall above the crawlspace.	Correct: add a 4 ft extension or splash block.

3 Roof system r. 355-18-1-.01(5)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Roof covering	Asphalt 3-tab shingles, one layer, about 18 years old				X		
Method used to inspect the roof	Walked the roof						
Roof drainage systems	Aluminum gutters and downspouts		X				
Flashings	Step flashing at the chimney, lead boots at the vents	X					
Skylights, chimneys, penetrations	Brick chimney and two plumbing vents	X					
Not inspected, and why	None.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
3.1	EL	Roof covering, south slope	Granule loss and cupped tabs. These shingles usually last 15 to 20 years.	Monitor; budget for replacement within 1 to 3 years. Have a roofer evaluate.
3.2	M	Front gutter	Full of leaves, with an overflow stain on the porch.	Correct: clean the gutters.
3.3				

4 Plumbing system r. 355-18-1-.01(6)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Water supply piping material	Copper; CPVC at the hall bath	X					
Drain, waste, and vent piping	Original cast iron main and stack; PVC at the kitchen				X		
Fixtures and faucets	All fixtures run; hall tub drains slowly		X				
Water heater and energy source	50 gal. natural gas water heater, 2011, utility closet				X		
Vent systems, flues, chimneys	Metal B-vent at the water heater	X					
Fuel storage and distribution	Natural gas, black steel pipe	X					
Sumps and sump pumps	None						X
Main water shut-off location	Gate valve at the meter, front yard						
Main fuel shut-off location	At the gas meter, right side of the house						
Not inspected, and why	Washing machine connections not tested, which the rule leaves out (r. 355-18-1-.01(6)(b)1).						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
4.1	EL	Main drain under the hall bath	Cast iron from 1967 with heavy rust scale and a damp hub joint.	Correct: have a licensed plumber scope the drain and repair the joint.
4.2	EL	Water heater, utility closet	Made in 2011, with rust at the base. Gas water heaters usually last 10 to 15 years.	Monitor; plan to replace it. Watch for leaks at the base.
4.3	M	Hall bath tub	Drains slowly.	Correct: clear the drain.

5 Electrical system r. 355-18-1-.01(7)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Service drop and entrance	Overhead drop; aluminum service entrance cable	X					
Service amperage and voltage	150 amp, 120/240 volt						
Main disconnect, subpanels	Main breaker in the panel, utility room; no subpanels						
Service grounding	Ground rod at the meter and a water pipe bond	X					
Panels and overcurrent devices	Replaced breaker panel, 24 spaces	X					
Wiring methods	Non-metallic sheathed cable (Romex)	X					
Solid conductor aluminum branch wiring	Present on the 15 and 20 amp branch circuits			X			
Fixtures, switches, receptacles	Two-prong ungrounded outlets in the bedrooms		X				
Ground fault circuit interrupters	None at the kitchen, baths, or exterior			X			
Smoke detectors	None in the hall or the three bedrooms			X			
Not inspected, and why	None.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
5.1	SD	Branch wiring, whole house	Solid conductor aluminum branch circuit wiring. Two den outlets were warm, with darkened screws.	Correct: have a licensed electrician repair every connection with an approved aluminum method.
5.2	SD	Smoke detectors	None in the hall or the bedrooms.	Correct: install smoke alarms in each bedroom and the hall before move-in.
5.3	SD	Ground fault circuit interrupters	No GFCI protection at the kitchen counters, both baths, or outside.	Correct: have an electrician add GFCI protection.

6 Heating system r. 355-18-1-.01(8)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Energy source	Natural gas						
Heating method	Forced air, ducts in the crawlspace	X					
Installed heating equipment	Gas furnace, 2009, hall closet				X		
Vent systems, flues, chimneys	B-vent through the roof	X					
Not inspected, and why	None.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
6.1	EL	Furnace, hall closet	Made in 2009 and working. Gas furnaces usually last 15 to 20 years.	Monitor; have an HVAC contractor service it each fall.
6.2				
6.3				

7 Air conditioning system r. 355-18-1-.01(9)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Energy source	Electric						
Cooling method	Split system, 3 ton, R-410A	X					
Central and through-wall equipment	Condenser, 2009, right side; 18°F temperature drop				X		
Not inspected, and why	None.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
7.1	EL	Condenser, right side	Made in 2009 and cooling. Bent fins on the back.	Monitor; budget for replacement. Have it serviced each spring.
7.2				
7.3				

8 Interior r. 355-18-1-.01(10)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Walls, ceilings, and floors	Plaster and drywall; oak strip floors		X				
Steps, stairways, and railings	One story						X
Countertops and cabinets	Laminate counters, wood cabinets	X					
Doors and windows	Original single-pane aluminum windows			X			
Garage doors and operators	Carport, no garage door						X
Not inspected, and why	Furnished: walls behind the bedroom furniture were not seen.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
8.1	SD	Bedroom 3 windows	Both are painted shut, so neither opens for escape in a fire.	Correct: free the sashes so they open.
8.2	M	Hall bath ceiling	Old water stain under the plumbing vent; dry with a moisture meter.	Monitor after heavy rain.
8.3				

9 Insulation and ventilation r. 355-18-1-.01(11)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Insulation in unfinished spaces	Blown-in cellulose, 10 to 12 in., seen from the hatch	X					
Vapor retarders	Plastic on the crawlspace soil, torn at the hall bath		X				
Absence of insulation	No insulation under the floor		X				
Attic ventilation	Soffit and gable vents	X					
Foundation area ventilation	Six foundation vents, two blocked by shrubs		X				
Mechanical ventilation	Hall bath fan vents into the attic		X				
Not inspected, and why	Attic insulation seen from the hatch only. See 1.						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
9.1	M	Crawlspace vapor retarder	Torn and pulled back under the hall bath. See 1.2.	Correct: lay a full 6 mil vapor retarder.
9.2	M	Hall bath exhaust fan	Ducts into the attic, not outside.	Correct: extend the duct through the roof or soffit.
9.3				

10 Fireplaces and solid fuel burning appliances r. 355-18-1-.01(12)

Component	Type, material, and notes	S	M	SD	EL	NI	NP
Fireplaces and solid fuel appliances	Masonry wood-burning fireplace in the den	X					
Chimneys	Brick chimney with a clay flue liner		X				
Vent systems and flues	Damper opens and closes	X					
Not inspected, and why	Flue interior, which the rule leaves out (r. 355-18-1-.01(12)(b)1).						

No.	Term	Component and location	What was seen, and why it matters	Recommendation: correct or monitor
10.1	M	Chimney crown	Cracked mortar crown at the top.	Correct: have a chimney sweep seal the crown and clean the flue before use.
10.2				
10.3				

About this report

This inspection was a visual examination of the readily accessible, installed systems and components, using normal operating controls, as they were on the inspection date. It is not technically exhaustive and will not identify concealed conditions or latent defects (r. 355-18-1-.01(13)(a)).

This report is not a warranty or guarantee, a code inspection, or an estimate of remaining life, repair costs, or market value (r. 355-18-1-.01(13)(b)). Systems the client asked to leave out are not covered.

Wood destroying organisms and environmental hazards, such as contaminants in soil, water, and air, are outside this inspection (r. 355-18-1-.01(13)(b)2). The Official Alabama Wood Infestation Inspection Report (termite letter) comes from a pest control company permitted by the Alabama Department of Agriculture and Industries.

Private waste disposal (septic) systems, wells, well pumps, and water quality are not inspected (r. 355-18-1-.01(6)(b)).

This report is for the client and is not shared without the approval of the client or the client's representative (r. 355-18-1-.02(3)). Complaints about a licensed home inspector go to the Division of Construction Management, Home Inspection Division, P.O. Box 301150, Montgomery, AL 36130-3054, (334) 242-4802.